THE DEVELOPER/OWNER IS RESPONSIBLE FOR THE PURCHASE, PLANTING, CARE AND MAINTENANCE OF ALL TREES PLANTED IN ACCORDANCE WITH THIS CHAPTER. EXCEPT FOR THE CARE AND MAINTENANCE OF TREES PLANTED OFF-SITE PURSUANT TO SECTION 17.09.070(B). ADDITIONALLY, THE DEVELOPER/OWNER IS NOT RESPONSIBLE FOR THE CARE AND MAINTENANCE OF TREES AND SHRUBS PLANTED FOR A SINGLE-FAMILY OR TWO-FAMILY ATTACHED OR DETACHED HOME AFTER SALE OF THE HOME BY THE BUILDER OR DEVELOPER TO THE INITIAL CONSUMER. ALL TREES OF NURSERY STOCK INSTALLED ACCORDING TO THE REQUISITES OF THIS CHAPTER MUST BE LISTED ON THE STATE AND/OR CITY RECOMMENDED TREE LIST AND SHALL MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR

THE DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS MAY REQUIRE THAT THE INSTALLATION OF ALL IMPROVEMENTS AS NOTED ON THE APPROVED LANDSCAPE PLAN BE BONDED, INCLUDING THOSE TREES DESIGNATED FOR PRESERVATION, AND EXCLUDING THOSE TREES TRANSPLANTED FROM ONE LOCATION ON SITE TO ANOTHER, AND EXCEPTING THOSE TREES TO BE PLANTED OFF-SITE PURSUANT TO SECTION 17.09.070(B). ON THE SATISFACTORY COMPLETION OF THE IMPROVEMENTS AS NOTED ON THE APPROVED LANDSCAPE PLAN, THE SECURITY DESCRIBED IN THIS SECTION SHALL BE RELEASED; PROVIDED, HOWEVER, THAT A ONE YEAR MAINTENANCE BOND OR OTHER APPROPRIATE SECURITY BE SUBSTITUTED IN AN AMOUNT TO BE DETERMINED BY THE DIRECTOR, WHICH AMOUNT SHALL BE NOT MORE THAN TEN PERCENT OF THE COST OF INSTALLATION OF THE IMPROVEMENTS. THE AMOUNT OF THIS BOND OR OTHER SECURITY SHALL BE REDUCED TO REFLECT THE PORTION ATTRIBUTABLE TO THOSE TREES ON A LOT WITH A SINGLE-FAMILY OR TWO-FAMILY ATTACHED OR DETACHED HOME AFTER THE SALE OF THAT HOME BY THE DEVELOPER OR BUILDING TO THE INITIAL CONSUMER. ANY WAIVER OR MODIFICATION TO THESE REQUIREMENTS SHALL BE MADE IN ACCORDANCE WITH SECTION 17:09.130 OF THIS CHAPTER. (ORD. 0-1-04 REVISED (PART), 2005; ORD. 0-26-03 \$1 (PART): ORD. 0-40-88 \$1 (PART))

LANDSCAPING PLANS——APPROVALS——INSPECTIONS.

PLANS. IN ACCORDANCE WITH SECTION 17.09.030 OF THIS CHAPTER, LANDSCAPING PLANS SHALL BE SUBMITTED FOR REVIEW TO THE DEPARTMENTS OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS AND PLANNING AND ZONING.

. NO CUTTING, CLEARING, DIGGING OR GRADING MAY BE UNDERTAKEN UNTIL A LANDSCAPE PLAN HAS BEEN APPROVED. NO LANDSCAPING MAY BE UNDERTAKEN UNTIL THE APPROVAL OF THE LANDSCAPE PLAN.

3. PLAN APPROVALS OR DISAPPROVALS SHALL BE MADE IN WRITING BY THE CITY OF ANNAPOLIS DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS TO THE APPLICANT.

2. WHERE DEVELOPMENT IS PROPOSED WITHIN THE CRITICAL AREA, ALL PLANS MUST BE CONSISTENT WITH THE APPROVED CRITICAL AREA PROGRAM FOR THE CITY OF

WORK WHICH MAY AFFECT TREE AREAS DESIGNATED FOR PRESERVATION MAY NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL THE DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS APPROVES TREE PROTECTION MEASURES PURSUANT TO SECTIONS 17.09.040, 17.09.050 AND 17.09.060. . AREAS DESIGNATED AS BUFFERS SHALL BE INSPECTED BY THE DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS AND DEPARTMENT OF PLANNING AND ZONING FOR AGREEMENT WITH THE APPROVED BUFFER SITE PLAN. OCCUPANCY AND/OR USE PERMIT APPROVALS SHALL BE CONTINGENT UPON THE FAVORABLE

3. THE PROJECT SITE SHALL BE INSPECTED BY THE DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS AND THE DEPARTMENT OF PLANNING AND ZONING FOR AGREEMENT WITH THE APPROVED LANDSCAPE PLAN. OCCUPANCY AND/OR USE PERMIT APPROVALS SHALL BE CONTINGENT UPON THE FAVORABLE INSPECTION OF THE 4. ANY BONDS REQUIRED BY THE CITY OF ANNAPOLIS FOR LANDSCAPING WILL BE REDUCED UPON THE FINAL INSPECTIONS BY THE DEPARTMENTS OF NEIGHBORHOOD AND

ENVIRONMENTAL PROGRAMS AND PLANNING AND ZONING OR AT THAT TIME THAT THE LANDSCAPE REQUIREMENTS ARE MET BY THE DEVELOPER/APPLICANT. (ORD. O-26-03 \$1 (PART): ORD. O-40-88 \$1 (PART)) <u>.0 GENERAL NOTES:</u>

1 THIS PLAN IS FOR PLANTING ONLY.

UTILITIES: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, AND NOTIFY MISS UTILITY OR EQUIVALENT UTILITY LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, INCLUDING STORM AND SANITARY SEWERS ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

3 REQUIREMENTS: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND

PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILTY TO PERFORM ALL WORK IN A MANNER. THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL. DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

.5 APPLICABLE STANDARDS: ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY OR CULTIVAR PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE. ARCHITECT. ALL PLANTINGS WILL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS GUIDELINES 4TH EDITION AS APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, VIRGINIA, AND THE DISTRICT OF COLUMBIA.

SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND COUNTY REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST THE SUGGESTED ALTERNATIVE, AND THE CHANGES. IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL. SEE NOTE 4.8 ON PROFFERED PLANTS.

QUANTITIES: QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. TH CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

B PLANTING SEASON: PLANTING SHALL ONLY OCCUR DURING SPECIFIED PLANTING SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.

1.10 DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR THE CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END

OF EVERY MONTH DURING THE CONTRACT PERIOD. 11 PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO

GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON PLANS. 12 PLANT COSTS INSTALLED : UNIT PRICES FOR ALL PLANT MATERIALS SHALL BE SUPPLIED TO THE OWNER AND LANDSCAPE ARCHITECT AT THE BIDDING TIME.

MATERIALS:

SOIL AMENDMENTS SHALL BE APPLIED ANNUALLY ACCORDING TO THE CHART IN FIGURE 1.

2.2 PLANTS: ALL PLANTS WILL BE NURSERY GROWN. THEY SHALL BE TYPICAL OF THEIR SPECIES, CULTIVAR OR VARIETY. THEY SHALL BE SOUND, HEALTHY, AND MIGOROUS, AND SHALL BE FREE OF DISEASE AND ANY EVIDENCE OF INSECTS. IF IN LEAF, THEY SHALL BE DENSELY FOLIATED, WITHOUT LEAF SPOTS, DISCOLORATION, CURL, WILTING, CHLOROSIS OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. UNLESS SPECIFIED ON THE PLANT LIST, TREES WITH BROKEN, CROOKED OR MULTIPLE LEADERS WILL NOT BE ACCEPTED. TREES WILL BE REJECTED IF THEY HAVE BARK ABRASIONS, SUN SCALD DAMAGE, DISFIGURING KNOTS OR PRUNING CUTS MORE THAN 1-1/4 INCHES IN DIAMETER WHICH HAVE NOT COMPLETELY GROWN OVER.

3 BALLED AND BURLAPPED (B&B) MATERIAL: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS, AND MEET THE MINIMUM AMERICAN ASSOCIATION OF NURSEYMEN STANDARDS, LATEST EDITION. ROOT BALLS OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.

2.4 CONTAINER GROWN MATERIAL: ROOTBALL MASS WHICH IS LOOSE WITHIN CONTAINER, OR WHICH IS SMALLER THAN THE CONTAINER WHEN REMOVED. SHALL BE REJECTED. PEAT OR FIBER POTTED PLANTS SHALL BE ROOTED THROUGH ALL SIDES AND BOTTOM OF THE POTS.

FIGURE I

SOIL AMENDMENTS ----- RATE----- SIZE OR SQ.FT. 10-6-4 FERTILIZER ---- 10 LBS ----- 1,000 SQ.FT.

SOIL AMENDMENTS ----- RATE----- SIZE OR SQ.FT. 10-6-4 FERTILIZER ---- 5 LBS ----- 100 SQ.FT.

PERENNIALS & GROUNDCOVERS:

SOIL AMENDMENTS ----- RATE----- SIZE OR SQ.FT. 14-14-14 FERTILIZER -- 3 LBS ----- 100 SQ.FT. COMPOST ----- 3 YARDS ----- 1,000 SQ.FT

SEASONAL COLOR: SUMMER ANNUAL BED PREPARATION

SOIL AMENDMENTS ----- RATE----- SIZE OR SQ.FT. 14-14-14 FERTILIZER -- 3 LBS ----- 100 SQ.FT. COMPOST ----- 1.5 YARDS ----- 1.000 SQ.FT.

SEASONAL COLOR: FALL PANSY BED PREPARATION

SOIL AMENDMENTS ----- RATE----- SIZE OR SQ.FT. 14-14-14 FERTILIZER -- 3 LBS ----- 100 SQ.FT. COMPOST ----- 1.5 YARDS ----- 1,000 SQ.FT.

CONTAINERS / POTS:

SOIL AMENDMENTS ----- RATE----- SIZE OR SQ.FT. 14-14-14 FERTILIZER -- 3 LBS ------ 100 SQ.FT.
THESE PLANS ARE BASED UPON PLANS TITLED 'ARIS ALLEN BOULEVARD, LLC MIXED RESIDENTIAL' CREATED BY BOWMAN CONSULTING, PORTIONS OF WHICH ARE USED HEREIN. 2.5 DORMANT PROPAGULES: (RHIZOMES, TUBERS, CORMS AND BULBS): SHOOTS AND RHIZOMES SHALL EXHIBIT TURGOR AND SHOOTS SHALL BE LIGHTLY COLORED. BODIES OF TUBERS AND BULBS SHALL BE RIGID TO THE TOUCH. PROPAGULES WHOSE SHOOTS AND BODIES ARE SOFT OR MUSHY TO THE TOUCH, OR WHOSE SHOOTS LACK TURGOR OR ARE DARK COLORED SHALL BE REJECTED.

2.6 SHADE TREES: CALIPER SHALL BE MEASURED AT SIX (6") INCHES ABOVE THE ROOTBALL, HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.

2.7 SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

2.13 TOPSOIL: ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

2.14 <u>ORGANIC AMENDMENTS:</u> IF ADDITIONAL ORGANIC MATERIAL IS REQUIRED, COMPOST, LEAF MOLD, ECOLOGY - A LOW PH COMPOSED SEWAGE SLUDGE PRODUCT, OR OTHER APPROVED ORGANIC MATERIAL SHALL BE THOROUGHLY DISCED INTO THE TOPSOIL AREA.

3.0 <u>INSTALLATION:</u>

3.1 VERIFY GRADES: PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

3.2 STAKE PLANT LOCATIONS: PRIOR TO PLANTING, THE CONTRACTOR SHALL LAY OUT THE EXTENT OF PLANT BEDS, AND THE PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.

3.3 PLANTING FIELD ADJUSTMENTS: THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.

3.4 TOPSOIL INSTALLATION: TOPSOIL SHALL BE SPREAD TO FINISH GRADE OVER THE ENTIRE ROUGH GRADED AREA TO BE LANDSCAPED. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" AND WORKED INTO THE TOP 12" OF SOIL. AFTER TOPSOIL IS APPLIED, THE SOIL SHALL BE SCARIFIED AS NEEDED TO BREAK UP ANY REMAINING

SHALL BE ONE FOOT (1') DEEP PLUS THE CONTAINER DEPTH IN 3.5 PLANTING HOLES FOR CONTAINER GROWN PLANTS: WHICH THE PLANT HAS BEEN GROWN AND TWO FEET (2') WIDER THAN THE CONTAINER.

3.6 PLANTING HOLES FOR B&B PLANTS: THE CROWN OF THE ROOTBALL SHALL BE HIGHER AFTER SETTLING THAN THE ADJACENT SOIL. THE PLANTING HOLE SHALL BE EXCAVATED ONE FOOT (1') DEEP PLUS THE ROOTBALL DEPTH AND TWO FEET (2') WIDER THAN THE ROOTBALL.

3.7 PLANTING: BACKFILL THE PLANTING HOLES WITH IN-SITU SOIL MATERIALS REMOVED FOR PLANTING AFTER REMOVING ALL STONES, ROOTS AND OTHER DEBRIS GREATER THAN 1-1/2" IN DIAMETER. A MYCORRHIZAL INNOCULANT SHALL BE ADD TO THE BACKFILL PER THE MANUFACTURER'S INSTRUCTIONS. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT THE BACKFILL MIXTURE. ADD EXISTING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. RAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH ATOP ENTIRE PLANTING HOLE. (SEE APPLICABLE PLANTING DETAILS FOR THICKNESS.) THE PLANTING HOLE AREAS MUST NOT BE DEPRESSED BELOW THE SURROUNDING SOIL SURFACE ELEVATIONS.

3.8 <u>Watering:</u> All plants shall be watered immediately after planting until the soil is saturated. PLANTS SHALL BE WATERED A MINIMUM OF EVERY TWO WEEKS, SHOULD THE SOILS DRY, UNTIL ACCEPTANCE BY THE OWNER. DURING DRY CONDITIONS WATER AS REQUIRED TO MAINTAIN PLANTS IN A

AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION. 3.10 EROSION CONTROL: ALL DISTURBED, NON-VEGETATED SLOPES SHALL BE PLANTED WITH AN ANNUAL RYE GRASS

3.9 SITE WORK CONDITIONS: ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS

OR AN APPROVED EQUAL BEFORE INSTALLATION AT THE RECOMMENDED RATE TO STABILIZE AREA, OR OTHER

3.11 FIELD ADJUSTMENTS: LARGE GROWNG PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN (1 FOOT OR .3 METERS) AIRSPACE BETWEEN UNIT AND PLANT. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSOR UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSOR UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIALS AROUND THE CONDENSORS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

3.12 <u>Tree Staking and Guying</u> : Shall be done per details in this set of Landscape Plans. The CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE

3.13 BURLAP, TAGS AND TWINE: ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE—THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL

3.14 PLANT SPACING: SHRUBS, BULBS AND GROUNDCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS AND IN APPLICABLE PLANTING DETAILS.

3.15 A.D.A.: THE AMERICANS WITH DISABILITIES ACT (A.D.A.) STANDARDS REQUIRE THAT A (7 FOOT OR 2.13 METER) VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIAN SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD SLIGHTLY TO MINIMIZE BRANCH OVERHANG. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN CLEAR ACCESS OF PEDESTRIAN WAYS IN ACCORDANCE WITH THE ADA REQUIREMENTS.

3.16 SLOPES: SHRUBS, GROUNDCOVERS AND PERENNIALS PLANTED ON SLOPES GREATER THAN 3:1 SHALL HAVE A NATURAL FIBER GEO-TEXTILE WOVEN MESH MATERIAL PINNED TO GROUND PER MANUFACTURER'S SPECIFICATIONS. GROUNDCOVER BEDS SHALL HAVE 2 INCHES OF GROUND LEAF COMPOST SPREAD ONTO SLOPE PRIOR TO PLACING MESH. EXCAVATE PLANT PITS THROUGH MESH.

3.17 SOIL EXCAVATION: ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS IN THIS SET OF LANDSCAPE PLANS.

3.18 INSPECTIONS: THE CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). THE CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS AND PLANT ANY MISSING PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASONS.

3.19 PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERRENIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OR 1.22 METERS OF PLANT BEDS SHALL SHARE THE SAME MULCH BED.

3.20 TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF (3 FEET OR.91 METERS OR 4 FEET OR 1.20 METERS) FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

4.0 PROJECT SPECIFIC:

4.1 *** SPECIFICATIONS: THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION, MD 1 DC 1 VA CURRENT EDITION, OR A PROJECT SPECIFIC SPECIFICATION MANUAL, UNLESS OTHERWISE NOTED IN THESE PLANS.

4.2 *** PREVENTATIVE MAINTENANCE PLAN: THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING A PREVENTATIVE PLAN FOR PROTECTION AGAINST ANIMAL GRAZING SUCH AS NETTING, STRING LINES OR AN APPROVED METHOD, AS PLANT MATERIAL IS INSTALLED ON A DAILY BASIS.

4.3 *** TOPSOIL: TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY (OWNER OR CONTRACTOR). THE CONTRACTOR MUST LOAD, HAUL, MIX, TEST AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES AS SPECIFIED OR REQUIRED.

NATURAL AND LANDSCAPED BUFFERS.

A. GUIDELINES FOR THE DESIGN OF AREAS DESIGNATED AS NATURAL OR LANDSCAPED BUFFERS. THE CRITERIA SET FORTH IN THIS SECTION SHALL BE TAKEN INTO CONSIDERATION IN THE DESIGN OF ALL BUFFER AREAS SHOWN ON THE LANDSCAPING PLAN REQUIRED BY SECTION 17.09.030, INCLUDING ALL BUFFERS INCLUDED TO SATISFY THE REQUIREMENTS OF SECTION 1. THE PRIMARY PURPOSE OF THE BUFFER SHALL BE DEFINED ON THE LANDSCAPING PLAN AND THE NATURAL OR LANDSCAPED BUFFER SHALL REFLECT THAT DEFINITION. THE PURPOSE OF A BUFFER MAY INCLUDE, BUT NOT BE LIMITED TO, URBAN STREETSCAPE BEAUTIFICATION, ENHANCEMENT OF BUILDING ARCHITECTURE, VISUAL SHIELDING, NOISE REDUCTION, WILDLIFE HABITAT ENHANCEMENT, AND WATER QUALITY MANAGEMENT.

2. A DEFINED BUFFER SHALL COMPLY WITH THE STANDARDS FOR TREE PRESERVATION AS DEFINED IN SECTION 17:09:030(B).

3. WITHIN THE CRITICAL AREA, THE BUFFER SHALL BE CONSISTENT WITH THE REQUISITES FOR HABITAT PROTECTION AREAS IN THE CRITICAL AREA (SECTION 17.09.080(E) OF THIS 4. THE BUFFER SHALL HAVE VERTICAL STRATIFICATION, I.E., CANOPY LAYER, UNDERSTORY AND SHRUB LAYER, AS NEEDED TO REFLECT THE STATED PURPOSE OF THE BUFFER.

5. THE BUFFER SHALL HAVE CONTINUOUS PLANTINGS AND/OR EXISTING VEGETATION WITHIN THE DESIGNATED BUFFER AREA, AS NEEDED TO REFLECT THE STATED PURPOSE OF THE 6. THE BUFFER SHALL BE DESIGNED IN FULL COGNIZANCE OF ANY UTILITY PLANS, STORMWATER MANAGEMENT PLANS, SEDIMENTATION AND EROSION CONTROL PLANS, AND GRADING

PLANS. WHEREVER ARCHITECTURALLY OR ENGINEERINGLY POSSIBLE, INTERFERENCE WITH DESIGNATED BUFFER AREAS IS TO BE AVOIDED. 7. PLANTINGS WITHIN THE BUFFER AREA SHALL NOT IMPAIR ACCESS TO UTILITIES FOR THEIR MAINTENANCE AND REPAIR.

8. PLANTINGS MAY NOT BE WITHIN OR ATOP ANY STORMWATER MANAGEMENT STRUCTURES, BUT SHALL BE PLACED TO COMPLEMENT THEIR FUNCTION, IF POSSIBLE 9. WHERE A DESIGNATED BUFFER AREA ADJOINS OTHER LANDSCAPED OR NATURAL AREAS, THE DEVELOPER SHALL BLEND THE PROPOSED BUFFER WITH EXISTING ADJACENT CONDITIONS,

WITH PARTICULAR ATTENTION TO THE NECESSITY TO PROVIDE WILDLIFE CORRIDORS. 10. ANY LANDSCAPING OF THE DESIGNATED BUFFER AREA SHALL OCCUR AFTER THE PLACEMENT OF SIDEWALKS, ROADS, DRIVEWAYS, UTILITIES AND STORMWATER MANAGEMENT STRUCTURES WHICH MAY AFFECT THE BUFFER, AND AFTER FINAL GRADE HAS BEEN ESTABLISHED.

ADDITIONAL PLANTING IN THE BUFFER IS STIPULATED. 12. ANY CHANGES MADE IN THE FIELD TO A DESIGNATED BUFFER AREA MUST FIRST BE APPROVED BY THE DEPARTMENTS OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS AND

11. TREES REQUIRED TO BE REPLACED ON-SITE ACCORDING TO SECTION 17.09.070(A) AND (B) SHALL BE PLACED, AS A FIRST PRIORITY, WITHIN DESIGNATED BUFFER AREAS IF

13. NATURAL AND LANDSCAPED BUFFERS WITHIN THE CRITICAL AREA SHALL BE SUBJECT TO THE REQUISITES OF SECTIONS 17.09.080 IN ADDITION TO THE REQUISITES OF THIS SECTION. IF THERE ARE ANY INCONSISTENCIES BETWEEN THESE SECTIONS, THE MORE RESTRICTIVE SHALL APPLY. (ORD. 0-1-04 REVISED (PART), 2005; ORD. 0-26-03 1 (PART): ORD. 0-40-88 1

PUBLIC RIGHT OF WAYS

A. UNLESS OTHERWISE SPECIFIED BY THE DEPARTMENT, ALL DECIDUOUS TREE SPECIES AND THEIR CULTIVARS AND VARIETIES SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE AT LEAST ONE AND THREE-FOURTHS INCHES IN DIAMETER SIX INCHES ABOVE GROUND LEVEL, AND AT LEAST EIGHT TO TEN FEET IN HEIGHT WHEN PLANTED. THE CROWN SHALL BE IN GOOD BALANCE WITH THE TRUNK.

B. UNLESS OTHERWISE ALLOWED FOR SPECIFIC REASONS, ALL TREES SHALL HAVE COMPARATIVELY STRAIGHT TRUNKS, WELL-DEVELOPED LEADERS AND TOPS, AND ROOTS CHARACTERISTIC OF THE SPECIES, CULTIVAR OR VARIETY SHOWING EVIDENCE OF PROPER NURSERY PRUNING. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURIES, AND OTHER OBJECTIONABLE FEATURES AT THE TIME OF PLANTING. (PRIOR CODE 6-78(C)(1), (2))

A. WHERE A TREE IS REQUESTED BY AN OWNER OF PRIVATE PROPERTY ADJACENT TO PUBLIC PROPERTY, AND THE LOCATION IS DETERMINED TO BE DESIRABLE, AND NO APPROPRIATE PUBLIC PROPERTY IS AVAILABLE, AN EASEMENT OR OTHER LEGAL AGREEMENT MAY BE SOUGHT TO PLANT ON THE PRIVATE PROPERTY THAT IS IN PROXIMITY TO PUBLIC PROPERTY. THE LEGAL AGREEMENT MAY CONTAIN PROVISIONS GRANTING THE CITY PERMISSION TO SELECT AND PLANT TREES UNDER THE DIRECTION OF THE DIRECTOR OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS. THE LEGAL AGREEMENT SHALL CONTAIN PROVISIONS DEFINING THE CITY'S ABSENCE OF LIABILITY IN THE EVENT OF PERSONAL INJURY OR DAMAGE CAUSED DURING, OR AS A RESULT OF, PLANTING ON PRIVATE PROPERTY. APPROPRIATE ADVANCE WRITTEN NOTIFICATION SHALL BE MADE TO THE ADJACENT PROPERTY OWNERS OF THE CITY'S

B. TREES SHALL BE PLANTED AT LEAST THIRTY FEET FROM THE STREET INTERSECTIONS AND AT LEAST FIFTEEN FEET FROM DRIVEWAYS AND ALLEYS. C. NO TREE SHALL BE PLANTED CLOSER THAN TEN FEET TO A UTILITY POLE OR FIRE HYDRANT.

D. SPACING OF TREES SHALL BE DETERMINED BY THE DEPARTMENT ACCORDING TO LOCAL CONDITIONS, THE SPECIES, CULTIVARS OR VARIETIES USED, THEIR MATURE HEIGHT, SPREAD AND FORM, GENERALLY, ALL TREES SHALL BE PLANTED TWENTY-FIVE TO FIFTY FEET ON CENTER. THE EXACT PLANTING LOCATION OF EACH TREE AND SHRUB SHALL BE DETERMINED BY THE DIRECTOR OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS.

E. ALL PLANTING ON UNPAVED STREETS WITHOUT CURBS SHALL HAVE THE APPROVAL OF THE DEPARTMENT. THE TREES SHALL BE LOCATED SO THAT THEY WILL NOT BE INJURED OR DESTROYED WHEN THE STREET IS CURBED AND PAVED. (ORD. 0-26-03 \$1 (PART): ORD. 0-66-87 \$1 (PART); PRIOR CODE 6-78(C)(3)) 3. PRUNING AND REMOVAL OF TREES.

A. NO TOPPING OR DEHORNING OF TREES SHALL BE PERMITTED, EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE DEPARTMENT.

B. ALL LARGE, ESTABLISHED TREES SHALL BE PRUNED TO SUFFICIENT HEIGHT TO ALLOW FREE PASSAGE FOR PEDESTRIAN AND VEHICULAR TRAFFIC, WHICH SHALL BE TEN FEET OVER A SIDEWALK AND TWELVE FEET OVER A STREET, EXCEPT A STREET SUBJECT TO TRUCK TRAFFIC WHICH, AT THE DISCRETION OF THE DEPARTMENT MAY HAVE CLEARANCE OF THIRTEEN FEET. THE DEPARTMENT MAY WAIVE THE PROVISIONS OF THIS SECTION FOR A NEWLY PLANTED TREE UPON A DETERMINATION THAT THE TREE DOES NOT INTERFERE WITH PUBLIC TRAVEL, OBSTRUCT THE LIGHT OF ANY STREET LIGHT, OR ENDANGER PUBLIC SAFETY.

C. ALL DEAD WOOD, STUBS, BROKEN BRANCHES, BADLY FORMED BRANCHES, DISEASE-INFECTED AND INSECT-INFESTED BRANCHES, AND BRANCHES INTERFERING WITH PUBLIC TRAVEL, LIGHTING, EXISTING BUILDINGS AND TRAFFIC SIGNS SHALL BE REMOVED DURING THE TRIMMING OPERATION, WITH CONSIDERATION GIVEN TO THE SYMMETRY AND BEAUTY OF THE TREE OR D. ALL TREES AND SHRUBS IN PUBLIC AREAS WHICH ARE MARKED FOR REMOVAL SHALL BE REMOVED COMPLETELY FROM THE GROWING SITE AND DISPOSED OF IN AN AUTHORIZED

MANNER. THE STUMP SHALL BE REMOVED TO A DEPTH SUITABLE FOR FUTURE PLANTING OF TREES OR TURF. E. ANY PERSON WHO VIOLATES THIS SECTION IS GUILTY OF A MUNICIPAL INFRACTION AND IS SUBJECT TO A FINE AS ESTABLISHED BY RESOLUTION OF THE CITY COUNCIL. (ORD. 0-5-04) 1 (PART), 2004; ORD. 0-36-01 1: PRIOR CODE 6-78(C)(4))

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SITE UTILITIES.

2. THE CONTRACTOR SHALL OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL STAKED OUT MATERIALS AND LAYOUT BEFORE PROCEEDING WITH CONSTRUCTION.

3. NO PLANT MATERIAL SHALL BE PUT INTO THE GROUND BEFORE FINISHED GRADING AND BED PREP HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT.

4. EXTENSIVE PLANTINGS MIXED 12 SPECIES PER 6.

ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO DETAILS AND SPECS. 6. THE CONTRACTOR SHALL PROVIDE BACK FILL PLANTING MIX ACCORDING TO THE CONTRACT SPECS AND/OR DRAWINGS.

7. THE PLANSHALL GOVERN OVER PLANT LIST. 8. TREES ON ADJACENT PROPERTIES SHOWN ON THE PLAN SHALL BE PRESERVED AND PROTECTED. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO AVOID DISTURBANCES OF EXISTING ROOTZONES.

ALL DISTURBED AREAS SHALL BE SEEDED.

TREE PROTECTION NOTES:

I. NO SITE WORK SHALL BEGIN IN AREAS WHERE TREE PROTECTION MEASURES HAVE NOT BEEN COMPLETED. 2. ALL TREE PROTECTION MEASURES, INCLUDING ROOT PRUNING, SHALL BE COORDINATED WITH THE LIMIT OF DISTURBANCE SO AS TO MAXIMIZE THE AREAS OF ROOT AND CANOPY PROTECTION. TREE PROTECTION FENCE AND ROOT PRUNING LINES SHALL BE STAKED IN THE FIELD FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION/PERFORMANCE. 3. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR THE DURATION OF THE

4. ACCESS TO FENCED ROOT PROTECTION ZONES SHALL BE PERMITTED ONLY WITH PRIOR APPROVAL OF OWNER'S REPRESENTATIVE.

5. THE SEQUENCE OF TREATMENT & PROTECTION MEASURES ON ALL TREES TO BE PROTECTED SHALL BE:

A. ROOT PRUNING B. TREE PRUNING AND CHEMICAL TREATMENT

WATERING / FERTILZING MULCH TREATMENT

INSTALLATION OF TREE PROTECTION FENCE INSTALLATION OF SIGNS

1. ROOT PRUNE BY HAND WITH SHARPENED SPADES, SHOVELS, OR HAND PRUNERS, OR WITH A SPECIALTY ROOT PRUNING MACHINE WITH 24" LONG BLADE, SHARPENED PRIOR TO PROJECT START. CUT AT THE EDGE OF PROPOSED EXCAVATION. LARGE ROOTS THAT STOP THE PROGRESS OF THE MACHINE ARE TO BE CUT BY HAND SAW. 2. ALL ROOT PROTECTION ZONES WILL BE MULCHED AS FOLLOWS, IN ORDER TO ENSURE MORE CONSISTENT MOISTURE AND TEMPERATURE

AND TO PROTECT ROOTS FROM COMPACTATION, SPILLS, AND WASHOUTS. MULCH SHALL BE WOOD CHIPS PRODUCED BY A "DISC" TYPE

CHIPPER, WHICH HAS BEEN STOCKPILED FOR A MINIMUM OF 90 DAYS. 3. ALL ROOT PRUNING SHALL BE DONE ONLY BY A LICENSED TREE CARE EXPERT

BIORETENTION PLANTING NOTES:

IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TUPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.

COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE OPTIONAL SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE.

WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.

WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

(Maryland Stormwater Design Manual , Volumes I & II, Appendix B.3.B.3)

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PROJECT NO. AS SHOWN 5/30/2014 JDS/CLW CHECKED BY PVM/TJC